

File

Loan Agreement

This agreement is between MCV Pty Ltd, ABN 21 060 739 335, on one side hereafter referred to as THE BORROWER

And

MORZ Superannuation Fund, ABN 39 751 328 142, on the other side, hereafter referred to as THE LENDER

This agreement states that

- The Lender will provide The Borrower with an Interest Only loan of \$400,000 on 9th September 2016
- The sole purpose of this loan is for the purchase of 28 Bruce Street, Grafton, NSW 2460
- The loan duration is for a period of 3 years from start date which is 9th September 2016.
- The interest will be paid quarterly and calculated at 10.155% of the initial loan amount.
- A quarterly amount of \$10,155 will be paid to the Borrower bank account as specified below.
- Total interest to be paid over the life of the loan is \$121,860. Being the quarterly payment of \$10,155 multiply by 12 quarters.
- At any stage the Borrower is allowed to reduce the amount of principal owed.
- If the Borrower sells 28 Bruce Street, Grafton, before the maturity date of the loan (8th September 2019) the full outstanding amount, inclusive of balance of interest to be paid, has to be paid to the Lender account on date of settlement.
- This agreement can be terminated, by either side, with 30 day notice in writing.
- Bank account for Principal and interest to be paid into are:

Account Name: MORZ Superannuation Fund
BSB: 062198
Account #: 10765052

EXECUTED AS AN AGREEMENT

Signed by

Ofer Kasif as trustee for MORZ Superannuation Fund. (Lender)

Director/Secretary

Signature *[Signature]*

Date 9/9/16

Name of witness (please print and sign)

Signature *[Signature]*

BENJAMIN LAKE

Date 9/9/16

Executed by MCV Pty Ltd (Borrower)

Signature *[Signature]*

Date 9/9/16

Name of witness (please print and sign)

Signature *[Signature]*

BENJAMIN LAKE

Date 9/9/16